

RESOLUTION NO. 3257-09-2005

A RESOLUTION PROVIDING FOR A PUBLIC HEARING TO BE HELD IN THE CITY COUNCIL CHAMBERS AT THE MUNICIPAL BUILDING IN THE CITY OF FORT WORTH, TEXAS, OCTOBER 11, 2005. AT 7:00 P.M., FOR THE PURPOSE OF CONSIDERING THE PROPOSED CHANGES AND AMENDMENTS TO ORDINANCE NO. 13896, AS AMENDED, WHICH IS THE COMPREHENSIVE ZONING ORDINANCE OF THE SAID CITY, AND PROVIDING THAT SAID HEARING MAY CONTINUE FROM DAY TO DAY UNTIL EVERY INTERESTED PARTY AND CITIZEN HAS HAD A FULL OPPORTUNITY TO BE HEARD.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

That at 7:00 o'clock P.M., Tuesday, **October 11, 2005**, the **City Council** of the City of Fort Worth, which is the legislative body of the said City, will hold a **public hearing** in the City Council Chambers at the Municipal Building for the purpose of considering changes and amendments to Ordinance No. 13896, as amended, the Comprehensive Zoning Ordinance of said city. The purpose of said hearing is to determine whether or not said Ordinance No. 13896, as amended, should be amended so that the zoning classification of the following areas shall be changed as hereinafter described.

ZC-05-107 1408 & 1412 Montgomery Street

Zoning Change:

Recommended From: "C" Medium Density Multi-Family Residential

To: "PD/SU" Planned Development/Specific Use, for all uses, in "E" Neighborhood Commercial; with residential living, excluding: Alcohol Sales. (See Attachment A)

Site Plan Required. (See SP-05-041)

Description: Lots 1 & 12, Block 7, Hi-Mount Addition.

SP-05-041 1408 & 1412 Montgomery Street

Site Plan Approval:

Site Plan for Office and Residence. (See ZC-05-107)

Description: Lots I & 12, Block 7, Hi-Mount Addition.

ZC-05-125A 29.36 Ac. +/- SWC of Granbury Road and Alta Mesa Boulevard

Zoning Change:

Recommended From: "A-5" One-Family Residential

To: "PD/SU" Planned Development/Specific Use, for all uses, in "E" Neighborhood Commercial; exclude the following: Tattoo Parlor, Pool Hall. No detached pole signs. Site Plan Required.

Description:

Tract 1: 10.09 Ac. +/-

BEING a 10.09 acre tract of land situated in the John F. Heath Survey, Abstract No. 641, Tarrant County, Texas, and being a portion of a 106 acre tract conveyed to FJM Properties, LP., by the deed recorded in Volume 14150, Page 226, DRTCT, and being more particularly described as follows:

COMMENCING at a point in the east line of the A.T.& S.F. Railroad (100' ROW) and being the southwest corner of said FJM Properties Tract;

THENCE along said east line the following bearings and distances:

North 20° 27' 27" East, a distance of 93.02 feet,
North 17° 15' 00" East, a distance of 100.00 feet,
North 14° 25' 00" East, a distance of 100.00 feet,
North 11° 35' 00" East, a distance of 100.00 feet,
North 08° 45' 00" East, a distance of 100.00 feet,
North 05° 55' 00" East, a distance of 100.00 feet,
North 03° 05' 00" East, a distance of 100.00 feet,
North 00° 15' 00" East, a distance of 100.00 feet,
North 02° 20' 00" West, a distance of 63.90 feet,
North 02° 55' 00" West, a distance of 405.06 feet;

THENCE North 89° 22' 16" East, leaving said east line a distance of 704.70 feet to a point for the POINT OF BEGINNING;

THENCE North 89° 22' 16" East, a distance of 680.00 feet to a point;

THENCE South 00° 37' 44" East, a distance of 550.00 feet to a point;

THENCE South 79° 29' 48" West, a distance of 206.42 feet to a point for the beginning of a tangent curve to the left having a radius of 500.00 feet, a central angle of 18° 02' 27", and a long chord which bears South 70° 28' 34" West, 156.79 feet;

ZC-05-125A Continued

THENCE along said curve to the left, an arc distance of 157.44 feet to a point;

THENCE South 61° 27' 21" West, a distance of 96.92 feet to a point for the beginning of a tangent curve to the right having a radius of 1000.00 feet, a central angle of 2° 56' 48", and a long chord which bears South 62° 55' 45" West, 51.42 feet;

THENCE along said curve to the right, an arc distance of 51.43 feet to a point;

THENCE South 65° 50' 08" West, a distance of 50.02 feet to a point for the beginning of a curve to the right having a radius of 1000.00 feet and a central angle of 5° 58' 08" and a long chord which bears South 70° 15' 11" West, 104.13 feet;

THENCE along said curve to the right an arc distance of 104.18 feet to a point;

THENCE South 73° 14' 15" West, a distance of 22.71 feet to a point for the beginning of a tangent curve to the left having a radius of 230.00 feet, a central angle of 8° 06' 58", and a long chord which bears South 69° 10' 46" West, 32.55 feet;

THENCE along said curve to the left an arc distance of 32.58 feet to a point;

THENCE North 00° 37' 44" West, a distance of 776.07 feet to the ***POINT OF BEGINNING and containing 439.702 square feet, 10.09 acres of land, more or less.***

Zoning Change:

Recommended From: "A-5" One-Family Residential

To: "R-2" Townhouse/Cluster Residential

Tract 2: 19.14 Ac. +/-

BEING a 19.14 acre tract of land situated in the John F. Heath Survey, Abstract No. 641, Tarrant County, Texas, and being a portion of the 106 acre tract of land conveyed to FJM Properties, L.P., by the deed recorded in Volume 14150, Page 226, DRTCT, and being more particularly described as follows:

BEGINNING at a point in the east line of the A.T. & S.F. Railroad (100' ROW) and being the southwest corner of the said FJM Tract, for the POINT OF

ZC-05-125A Continued

THENCE North 20° 27' 27" East, a distance of 93.02 feet to a point;

THENCE 17° 15' 00" East, a distance of 100.00 feet to a point;

THENCE North 14° 25' 00" East, a distance of 100.00 feet to a point;

THENCE North 11° 35' 00" East, a distance of 100.00 feet to a point;

THENCE North 08° 45' 00" East, a distance of 100.00 feet to a point;

THENCE North 05° 55' 00" East, a distance of 100.00 feet to a point;

THENCE North 03° 05' 00" East, a distance of 100.00 feet to a point;

THENCE North 00° 15' 00" East, a distance of 100.00 feet to a point;

THENCE North 02° 20' 00" West, a distance of 63.90 feet to a point;

THENCE North 02° 55' 00" West, a distance of 405.06 feet to a point;

THENCE North 89° 22' 16" East, a distance of 704.70 feet to a point;

THENCE South 00° 37' 44" East, a distance of 776.07 feet to a point for the beginning of a curve to the left having a radius of 230.00 feet and a central angle of 56° 11' 46" and a long chord which bears South 37° 01' 24" West, 216.65 feet;

THENCE along said curve to the left an arc distance of 225.59 feet to a point;

THENCE 08° 55' 31" West, a distance of 228.79 feet to a point for the beginning of a curve to the right having a radius of 150.00 feet and a central angle of 32° 53' 07" and a long chord which bears South 25° 22' 04" West, 84.92 feet;

THENCE along said curve to the right an arc distance of 86.09 feet to a point;

THENCE 89° 59' 59" West, a distance of 626.11 feet to a point for *the POINT OF BEGINNING and CONTAINING 833,955 square feet or 19.14 acres of land, more or less;*

ZC-05-059 TEXT AMENDMENT: THROUGH LOTS

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, BY AMENDING SUBSECTION F "THROUGH LOTS" OF SECTION 6.101 "YARDS" TO ALLOW AN EIGHT FOOT FENCE IN THE REAR YARD OF AN APPROVED THROUGH LOT.

ZC-05-133 4537, 4541 & 4544 Houghton Avenue & 3501 Hulen Street

Zoning Change:

Recommended From: *"B" Two-Family Residential; & "E-R" Neighborhood Commercial Restricted*

To: *"E" Neighborhood Commercial*

Description: Lots 1, 2, 3 and 4, Block 3, Sunset Heights Addition.

ZC-05-142 2815 NW 26th Street

Zoning Change:

Recommended From: *"B" Two-Family Residential*

To: *"A-5" One-Family Residential*

Description: Lot 8, Block 126, Rosen Heights 2nd Filing.

ZC-05-177 .97 Ac. +/- 7500 Block of Ederville Road

Zoning Change:

Recommended From: *"A-5" One-Family Residential*

To: *"B" Two-Family Residential*

Description:

BEING a portion of Lot E, all of Lots F & G and a portion of Lot H, Burton Place Addition to the City of Fort Worth, Texas, according to the plat recorded in Volume 388-4, Page 231 of the TRCTC and portions of land originally dedicated for right-of-way for Enoch Drive, Burton Terrace, and an unnamed street, and being more particularly described as follows:

BEGINNING at a point in the centerline of Enoch Drive, said point at the intersection of the north line of Ederville Road;

ZC-05-177 Continued

THENCE North 0° 38' 32" West 129.2 feet to a point in the South property line of Block 2-R, Carol Oaks North Addition;

THENCE North 87° 57' 25" East, 322.5 feet to a point in the East right-of-way line of Burton Terrace;

THENCE South 0° 15' 11" East, 136.24 feet along the East right-of-way line of Burton Terrace to a point in the North line of Ederville Road;

THENCE South 88° 17' 36" West, 202.67 feet along said North line of Ederville Road to the beginning of a curve;

THENCE around a curve to the right having a radius of 5264.56 feet for a distance of 99.36 feet;

THENCE South 89° 22' 28" West a distance of 19.36 feet to the ***POINT OF BEGINNING and containing 42,282.08 Square Feet, or 0.971 acres of land, more or less.***

ZC-05-180 1551 South Main Street

Zoning Change:

Recommended From: "C-F" Community Facilities

To: "PD/SU" Planned Development/Specific Use, for all uses in "G" Intensive Commercial. Site Plan Required. (See SP-05-040)

Description: Lot A-2, Block T, Rosedale Addition.

SP-05-040 1551 South Main Street

Site Plan Approval:

Site Plan for Patient Tower Addition. (See ZC-05-180)

Description: Lot A-2, Block T, Rosedale Addition.

ZC-05-181 .766 Ac. +/- 4801 & 4817 Mona Lisa Street

Zoning Change:

Recommended From: "I" Light Industrial; and "PD-147" Planned Development

To: Amend PD-147 Planned Development for all uses, in "I" Light Industrial. Site Plan Required. (See SP-05-042)

Description:

BEING a 0.766 acre tract of land, and being all of Lots 1, 2 and the south 74 Feet of Lot 3, Block 1, Melody Hills Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-R, Page 36, PRTCT. The bearings for this description are based on the bearings as they appear in Volume 388-R, Page 36, PRTCT. Said 0.766 acre tract of land described by metes and bounds as follows:

BEGINNING at a ½" iron rod with plastic cap stamped "RPLS 4818" set on the west right-of-way line of Mona Lisa Street, a 60' right-of-way, at the intersection of north right-of-way line of Quorum Drive and being the southeast corner of said Lot 1, Block 1, Melody Hills Addition;

THENCE South 89° 36' 00" West, along the north right-of-way line of said Quorum Drive, a distance of 120.00 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818", set at the southwest corner of said Lot 1, Block 1;

THENCE North 0° 09' 00" West, along the west lines of the said Lots 1, 2 and 3, Block 1, a distance of 278.00 feet to a ½" iron rod with plastic cap stamped "RPLS 4818", set;

THENCE North 89° 36' 00" East, continuing over and across the said Lot 3, Block 1, a distance of 120.00 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818", set on the west right-of-way line of the said Mona Lisa Street;

THENCE South 0° 09' 00" East, along the said west right-of-way line a distance of 278.00 feet to the **POINT OF BEGINNING and containing a computed area of 0.766 acres, more or less.**

SP-05-042 4801 & 4817 Mona Lisa Street

Site Plan Approval:

Site Plan for Retail/Conference Center. (See ZC-05-181)

Description:

BEING a 0.766 acre tract of land, and being all of Lots 1, 2 and the south 74 Feet of Lot 3, Block 1, Melody Hills Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, recorded in Volume 388-R, Page 36, PRTCT. The bearings for this description are based on the bearings as they appear in Volume 388-R, Page 36, PRTCT. Said 0.766 acre tract of land described by metes and bounds as follows:

BEGINNING at a ½" iron rod with plastic cap stamped "RPLS 4818" set on the west right-of-way line of Mona Lisa Street, a 60' right-of-way, at the intersection of north right-of-way line of Quorum Drive and being the southeast corner of said Lot 1, Block 1, Melody Hills Addition;

THENCE South 89° 36' 00" West, along the north right-of-way line of said Quorum Drive, a distance of 120.00 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818", set at the southwest corner of said Lot 1, Block 1;

THENCE North 0° 09' 00" West, along the west lines of the said Lots 1, 2 and 3, Block 1, a distance of 278.00 feet to a ½" iron rod with plastic cap stamped "RPLS 4818", set;

THENCE North 89° 36' 00" East, continuing over and across the said Lot 3, Block 1, a distance of 120.00 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818", set on the west right-of-way line of the said Mona Lisa Street;

THENCE South 0° 09' 00" East, along the said west right-of-way line a distance of 278.00 feet ***to the POINT OF BEGINNING and containing a computed area of 0.766 acres, more or less.***

ZC-05-182 3.45 Ac. +/- 1600 Texas Street

Zoning Change:

Recommended From: "G" Intensive Commercial

To: "H" Central Business District

Description:

BEING all of Lots 1 and 2, Block 39-R of the JENNINGS WEST ADDITION, an Addition in the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Volume 388-139, Page 5 of the Plat Records of Tarrant County, Texas. Same being all of Block 39 of Jennings West Addition in the City of Fort Worth, Tarrant County, Texas; save and except that portion of said Block 39 described in deed to the City of Fort Worth recorded in Volume 4150, Page 34 of the Deed Records of Tarrant County, Texas, a portion of the Leila Lilly Subdivision as said Subdivision appears on the map of same recorded in Volume 388-O, Page 67 of the Plat Records of Tarrant County, Texas and situated in the J.M.C. Lynch Survey, Abstract Number 955, City of Fort Worth, Tarrant County, Texas and being the same property described in deed to The Cumberland Rest, Inc. recorded in Volume 6941, Page 951 of said Deed Records and more particularly described as follows:

BEGINNING at the southeasterly corner of said Block 39, being the intersection of the westerly line of Penn Street (a platted 60-foot wide right-of-way) and northerly line of Texas Street (a platted 60-foot wide right-of-way);

THENCE West along said northerly line of Texas Street and the southerly line of said Block 39 and said Cumberland Rest, Inc. tract, passing the southwesterly corner of said Block 39 and continuing for a total distance of 457.50 feet to the westerly line of said Lilly Subdivision and the easterly line of Fournier Street (a platted 60-foot wide right-of-way);

THENCE North along said easterly line of said Fournier Street, 332.50 feet to the southerly line of West Tenth Street (a platted 60-foot wide right-of-way);

THENCE East along said southerly line of West Tenth Street to and then along the northerly line of said Block 39, 387.50 feet to the westerly corner of said City of Fort Worth tract;

THENCE South 65°23'00" East along a southwesterly line of said City tract, 52.80 feet;

THENCE South 24°37'00" East along a southwesterly line of said City tract, 52.80 feet to the easterly line of said Block 39 and the aforesaid westerly line of Penn Street;

ZC-05-182 Continued

THENCE South along said easterly line of Block 39 and the westerly of Penn Street, 262.50 feet to the ***POINT OF BEGINNING and CONTAINING a computed area of 3.4568 acres (150,577 square feet) of land.***

ZC-05-184 600 Block of 9th Avenue

Zoning Change:

Recommended From: "PD-323" Planned Development for Office.

To: "PD/SU" Planned development/Specific Use, for all uses in "E" Neighborhood Commercial; exclude the following uses: Alcohol Sales, Tattoo Parlor, Massage Parlor, Pawn Shop. Waiver of Site Plan Recommended.

Description: Southern ½ of Lot 1 and Lot 2, Block 8, Edward Heirs Addition.

ZC-05-188 30.22 Ac. +/- 6700 thru 6900 Block of NW Loop 820

Zoning Change:

Recommended From: "IP" Industrial Park

To: "G" Intensive Commercial

Description: 16.69 Ac. +/-

BEING a tract of land situated in the Jose Maria Basquis Survey, Abstract No. 85 of Tarrant County, Texas, and being a portion of a tract of land described in a deed to NW Tarrant Growth Partners, L.P., recorded in Volume 12811, Page 51, DRTCT and being more particularly described as follows:

BEGINNING at a point in the northwesterly right-of-way line of Loop 820 NW (Jim Wright Freeway)(variable right-of-way);

THENCE North 20° 08' 11" West a distance of 101.50 feet to a point for the beginning of a curve to the right having a radius of 340.00 feet, a chord bearing of North 09° 50' 00" West, and a chord length of 121.62 feet;

THENCE along said curve to the right through a central angle of 20° 36' 22" and an arc length of 122.28 feet to a point for corner;

THENCE North 01° 06' 36" East a distance of 955.87 feet to a point for corner;

ZC-05-188 Continued

THENCE South 88° 54' 57" East a distance of 302.10 feet to a point for the beginning of a curve to the left having a radius of 4004.88 feet, a chord bearing of North 88° 47' 28" East, a chord length of 436.58 feet;

THENCE along said curve to the left through a central angle of 06° 14' 57" and an arc length of 436.80 feet to a point for corner;

THENCE South 00° 28' 00" West a distance of 63.46 feet to a point for corner;

THENCE South 28° 46' 00" East a distance of 168.00 feet to a point for corner;

THENCE South 61° 14' 00" West a distance of 315.00 feet to a point for corner;

THENCE South 28° 21' 00" East a distance of 520.00 feet to a point for corner;

THENCE South 61° 01' 43" West a distance of 71.20 feet to a point for the beginning of a curve to the right having a radius of 5498.48 feet, a chord bearing of South 65° 07' 59" West a chord length of 760.70 feet;

THENCE along said curve to the right through a central angle of 07° 55' 59" and an arc length of 761.31 feet to the ***POINT OF BEGINNING and CONTAINING within these metes and bounds 16.699 acres or 7272,416 square feet of land, more or less.***

Zoning Change:

Recommended From: "D" High Density Multi-Family Residential

To: "G" Intensive Commercial

Description: 13.52 Ac. +/-

BEING a tract of land situated in the Jose Maria Basquis Survey, Abstract No. 85 of Tarrant County, Texas, and being a portion of a tract of land described in a deed to NW Tarrant Growth Partners, LP., as recorded in Volume 12811, Page 51, DRTCT and being more particularly described as follows:

BEGINNING at a point in the northwesterly right-of-way line of Loop 820 NW (Jim Wright Freeway)(variable right-of-way);

THENCE North 28° 21' 00" West a distance of 520.00 feet to a point for corner;

THENCE North 61° 14' 00" East a distance of 315.00 feet to a point for corner;

THENCE North 28° 46' 00" West a distance of 168.00 feet to a point for corner;

ZC-05-188 Continued

THENCE North 00° 28' 00" East a distance of 63.46 feet to a point for the beginning of a curve to the left having a radius of 4004.88 feet, a chord bearing of North 81° 53' 28" East a chord length of 527.40 feet;

THENCE along said curve to the left through a central angle of 07° 33' 02" and an arc length of 527.78 feet to a point for the beginning of a curve to the left having a radius of 965.00 feet, a chord bearing of North 73° 28' 07" East a chord length of 156.37 feet;

THENCE along said curve to the left through a central angle of 09° 17' 40" and an arc length of 156.54 feet to a point for corner;

THENCE South 30° 17' 04" East a distance of 520.74 feet to a point for corner;

THENCE South 61° 01' 43" West a distance of 1009.88 feet to a point to the ***POINT OF BEGINNING; and CONTAINING within these metes and bounds 13.521 acres or 588,956 square feet of land, more or less.***

ZC-05-189 20.25 Ac. +/- 4400 Block of Golden Triangle Boulevard

Zoning Change:

Recommended From: "E" Neighborhood Commercial

To: "G" Intensive Commercial

Description:

BEING a tract of land situated in the J.R. Knight Survey, Abstract No. 902, in the City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land conveyed to Realty Capital Golden Beach, Ltd., by deed recorded in Volume 17406, Page 145, DRTCT and being more particularly described as follows:

BEGINNING at a ½" iron rod set with a red plastic cap stamped "W.A.I" at the intersection of the easterly right-of-way line of Beach Street (120' right-of-way) and the northerly right-of-way line of Golden Triangle Boulevard (variable width right-of-way) for the beginning of a curve to the right, said curve having a radius of 1120.00 feet and having a chord bearing of North 15° 32' 08" East and a chord length of 573.72 feet;

ZC-05-189 Continued

THENCE departing the northerly right-of-way line of said Golden Triangle Boulevard and along the easterly right-of-way line of said Beach Street and continuing along said curve to the right through a central angle of 29° 40' 50" for an arc length of 580.19 feet to a ½" iron rod set with a red plastic cap stamped "W.A.I." for corner;

THENCE departing the easterly right-of-way line of said Beach Street North 89° 19' 49" East a distance of 212.05 feet to a ½" iron rod set with a red plastic cap stamped "W.A.I." for corner;

THENCE North 68° 03' 07" East a distance of 283.49 feet to a ½" iron rod set with a red plastic cap stamped "W.A.I." for corner in the southerly line of a 75' TP&L easement described in instrument recorded in Volume 2884, Page 588;

THENCE North 26° 18' 09" East a distance of 75.00 feet to a ½" iron rod set with a red plastic cap stamped "W.A.I." for corner in the northerly line of said 75' TP&L easement;

THENCE along the northerly line of said 75' TP&L easement South 63° 41' 51" East a distance of 1296.08 feet to a ½" iron rod set with a red plastic cap stamped "W.A.I." for corner in the westerly line of a tract of land conveyed to Darlene & Bobby Gene Struempler by deed recorded in Volume 12209, Page 2355 (DRTCT);

THENCE departing the northerly line of said 75' TP&L easement and along the westerly line of said Darlene & Bobby Gene Struempler tract South 02° 13' 47" West a distance of 168.40 feet to a capped ½" iron rod found for corner in the northerly right-of-way line of said Golden Triangle Boulevard;

THENCE departing the westerly line of said Darlene & Bobby Gene Struempler tract and along the northerly right-of-way line of said Golden Triangle Boulevard North 89° 33' 14" West a distance of 1817.27 feet to the *Point of Beginning and containing within these metes and bounds 20.257 acres, or 882,404 square feet of land, more or less. Bearings cited herein as based on G.P.S. measurements.*

ZC-05-191 21.70 Ac. +/- 9600 Block of Trinity Boulevard

Zoning Change:

Recommended From: "AG" Agricultural; and "A-5" One-Family Residential

To: "R-2" Townhouse/Cluster Residential

Description:

BEING 21.70 acres of land situated in the S. Cotrail Survey, Abstract No. 330, in the City of Fort Worth, Tarrant County, Texas, said tract being part of that tract of land conveyed to Bell Helicopter, Inc., as recorded in Volume 7231, Page 1786, DRTCT, and being more particularly described as follows:

COMMENCING at a point of intersection of the northerly right-of-way line of Trinity Boulevard (120' right-of-way) with the easterly right-of-way line of Norwood Drive (80' right-of-way);

THENCE North 89° 10' 00" East, along the northerly right-of-way line of said Trinity Boulevard a distance of 1111.63 feet to the ***POINT OF BEGINNING***;

THENCE North 06° 11' 52" West, leaving the northerly right-of-way line of said Trinity Boulevard a distance of 235.03 feet to a point for corner;

THENCE North 08° 17' 00" West, a distance of 711.74 feet to a point for corner;

THENCE South 85° 24' 00" East, a distance of 1136.10 feet to a point for corner;

THENCE South 00° 50' 00" East, a distance of 832.15 feet to a point for corner, said point being in the northerly right-of-way line of said Trinity Boulevard;

THENCE South 89° 10' 00" West, along the northerly right-of-way line of said Trinity Boulevard a distance of 1016.74 feet ***to the POINT OF BEGINNING and containing 21.70 acres (945,270 square feet) of land, more or less.***

ZC-05-192 .64 Ac. +/- 4409 Mansfield Highway

Zoning Change:

Recommended From: "F-R" General Commercial Restricted

**To: "PD/SU" Planned Development/Specific Use, for all uses in "F-R" General Commercial Restricted; plus: Motel.
Site Plan Required. (See SP-05-045)**

Description:

BEGINNING at a TXDOT concrete monument in the north right-of-way line of Mansfield Highway (U.S. Highway Business 287) at its intersection with the existing west right-of-way line of Wreay Drive for the most southerly corner of the herein described tract;

THENCE N. 62°-19'-34"W 136.14 feet along the northerly right-of-way line of said Mansfield Highway to a 5/8" capped iron set in same;

THENCE N. 00°-36'-16"E. 185.91 feet along the west line of the above referenced tract and the east line of a tract described in a deed to John Hines of record in Volume 6705, Page 662, DRTCT to a 3/8" iron found in same for the northwest corner of the herein described tract and the southwest corner of a tract described in a deed to William Carter et ux Lois Carter of record in Volume 9391, Page 1560, DRTCT;

THENCE S. 85°-26'-09"E. along the south line of the last referenced tract and continuing in all 141.28 feet to a capped iron set in the existing west right-of-way line of Wreay Drive for corner;

THENCE S. 00°-32'-00"W. along said right-of-way line 162.43 feet to a capped iron set in same;

THENCE N. 89°-40'-07"W. 13.27 feet to a TXDOT concrete monument found for corner;

THENCE S. 00°-02'-45"E. 68.90 along the existing west right-of-way line of said Wreay Drive to a 5/8" capped iron set in same;

THENCE S. 48°-26'-58"W. 10.02 feet continuing along said west right-of-way line to the ***POINT OF BEGINNING and containing 29,527 +/- square feet, or 0.678 acres.***

SP-05-045 .64 Ac. +/- 4409 Mansfield Highway

Site Plan Approval:

Site Plan for Motel. (See ZC-05-192)

Description:

BEGINNING at a TXDOT concrete monument in the north right-of-way line of Mansfield Highway (U.S. Highway Business 287) at its intersection with the existing west right-of-way line of Wreay Drive for the most southerly corner of the herein described tract;

THENCE N. 62°-19'-34"W 136.14 feet along the northerly right-of-way line of said Mansfield Highway to a 5/8" capped iron set in same;

THENCE N. 00°-36'-16"E. 185.91 feet along the west line of the above referenced tract and the east line of a tract described in a deed to John Hines of record in Volume 6705, Page 662, DRTCT to a 3/8" iron found in same for the northwest corner of the herein described tract and the southwest corner of a tract described in a deed to William Carter et ux Lois Carter of record in Volume 9391, Page 1560, DRTCT;

THENCE S. 85°-26'-09"E. along the south line of the last referenced tract and continuing in all 141.28 feet to a capped iron set in the existing west right-of-way line of Wreay Drive for corner;

THENCE S. 00°-32'-00"W. along said right-of-way line 162.43 feet to a capped iron set in same;

THENCE N. 89°-40'-07"W. 13.27 feet to a TXDOT concrete monument found for corner;

THENCE S. 00°-02'-45"E. 68.90 along the existing west right-of-way line of said Wreay Drive to a 5/8" capped iron set in same;

THENCE S. 48°-26'-58"W. 10.02 feet continuing along said west right-of-way line to the ***POINT OF BEGINNING and containing 29,527 +/- square feet, or 0.678 acres.***

ZC-05-193 1199 8th Avenue

Zoning Change:

Recommended From: *"E-R" Neighborhood Commercial Restricted*

To: *"F-R" General Commercial Restricted*

Description: Lot 9RA, Block 2, J. N. Brooker Subdivision.

ZC-05-194 354.89 Ac. +/- West Freeway and Chapin Road

Zoning Change:

Recommended From: *"G" Intensive Commercial*

To: *"A-5" One-Family Residential*

Description:

Tract 1: 3.61 Ac. +/-

BEING a tract of land situated in the C.K. Gleason Survey, Abstract No. 559, Tarrant County, Texas, and being a portion of that certain tract of land (North Tract) described by deed to Marvin Leonard, Trustee, as recorded in Volume 4495, Page 109, DRTCT, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Leonard tract, being in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and also being at the southwest corner of that certain 24.76 acre tract of land described by deed to Julianne Attebury, Josephine Franzheim and Estella Johnson, as recorded in Volume 7440, Page 324, DRTCT;

THENCE South 61° 08' 32" West, 442.04 feet along the south line of said Leonard tract and the north line of said Interstate Highway 30;

THENCE North 28° 51' 30" West, 300.00 feet departing the north line of said Interstate Highway 30;

THENCE North 61° 08' 32" East, 607.76 feet returning to the east line of said Leonard tract and the west line of said 24.76 acre tract;

THENCE South 00° 03' 32" West, 342.73 feet along the east line of said Leonard tract and the west line of said 24.76 acre tract *to the POINT OF BEGINNING and containing 3.615 acres of land, more or less.*

Tract 3: 10.71 Ac. +/-

BEING a tract of land situated in the S. Pettit Survey, Abstract No. 1234, Tarrant County, Texas, and being a portion of that certain tract of land (North Tract) described by deed to Marvin Leonard, Trustee, as recorded in Volume 4495, Page 109, DRTCT, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Leonard tract, being in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and also being at the southwest corner of that certain 24.76 acre tract of land described by deed to Julianne Attebury, Josephine Franzheim and Estella Johnson, as recorded in Volume 7440, Page 324, DRTCT;

THENCE South 61° 08' 32" West, 1814.10 feet along the south line of said Leonard tract and the north line of said Interstate Highway 30;

THENCE South 66° 49' 32" West, 201.00 feet continuing along the south line of said Leonard tract and the north line of said Interstate Highway 30;

THENCE South 61° 11' 32" West, 315.95 feet continuing along the south line of said Leonard tract and the north line of said Interstate Highway 30 to the POINT OF BEGINNING.

THENCE South 61° 11' 32" West, 520.35 feet continuing along the south line of said Leonard tract and the north line of said Interstate Highway 30;

THENCE South 50° 08' 32" West, 101.90 feet continuing along the south line of said Leonard tract and the north line of said Interstate Highway 30;

THENCE South 61° 09' 32" West, 861.25 feet continuing along the south line of said Leonard tract and the north line of said Interstate Highway 30;

THENCE North 41° 52' 57" West, 79.29 feet departing the north line of said Interstate Highway 30;

THENCE North 67° 18' 52" West, 284.52 feet;

THENCE North 61° 09' 32" East, 1027.23 feet;

THENCE North 50° 08' 32" East, 101.99 feet;

ZC-05-194 Continued

THENCE North 61° 11' 32" East, 548.85 feet;

THENCE South 14° 40' 03" East, 71.42 feet;

THENCE South 33° 15' 37" East, 231.44 feet *to the POINT OF BEGINNING and containing 10.715 acres of land, more or less.*

Zoning Change:

Recommended From: "G" Intensive Commercial

To: "R-1" Zero Lot Line/Cluster Residential

Tract 2: 13.07 Ac. +/-

BEING a tract of land situated in the C.K. Gleason Survey, Abstract No. 559, and the S. Pettit Survey, Abstract No. 1234, Tarrant County, Texas, and being a portion of that certain tract of land (North Tract) described by deed to Marvin Leonard, Trustee, as recorded in Volume 4495, Page 109, DRTCT, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Leonard tract, being in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and also being at the southwest corner of that certain 24.76 acre tract of land described by deed to Julianne Attebury, Josephine Franzheim and Estella Johnson, as recorded in Volume 7440, Page 324, DRTCT;

THENCE South 61° 08' 32" West, 442.04 feet along the south line of said Leonard tract and the north line of said Interstate Highway 30 to the POINT OF BEGINNING.

THENCE South 61° 08' 32" West, 1372.06 feet continuing along the south line of said Leonard tract and the north line of said Interstate Highway 30;

THENCE South 66° 49' 32" West, 201.00 feet continuing along the south line of said Leonard tract and the north line of said Interstate Highway 30;

THENCE South 61° 11' 32" West, 315.95 feet continuing along the south line of said Leonard tract and the north line of said Interstate Highway 30;

THENCE North 33° 15' 37" West, 231.44 feet departing the north line of said Interstate Highway 30;

THENCE North 14° 40' 03" West, 71.42 feet;

ZC-05-194 Continued

THENCE North 61° 11' 32" East, 331.23 feet;

THENCE North 66° 49' 32" East, 200.87 feet;

THENCE North 61° 08' 32" East, 1357.17 feet;

THENCE South 28° 51' 30" East, 300 feet to the ***POINT OF BEGINNING and containing 13.071 acres of land, more or less.***

Zoning Change:

Recommended From: *Unzoned*

To: *"G" Intensive Commercial*

Tract 4: 40.35 Ac. +/-

BEING a tract of land situated in the J. Burleson Survey, Abstract No. 78 and the S. Pettit Survey, Abstract No. 1234, Tarrant County, Texas, and being a portion of that certain tract of land (North Tract) described by deed to Marvin Leonard, Trustee, as recorded in Volume 4495, Page 109, DRTCT, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Leonard tract, being in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and also being at the southwest corner of that certain 24.76 acre tract of land described by deed to Julianne Attebury, Josephine Franzheim and Estella Johnson, as recorded in Volume 7440, Page 324, DRTCT;

THENCE South 61° 08' 32" West, 1814.10 feet along the south line of said Leonard tract and the north line of said Interstate Highway 30;

THENCE South 66° 49' 32" West, 201.00 feet continuing along the south line of said Leonard tract and the north line of said Interstate Highway 30;

THENCE South 61° 11' 32" West 836.30, feet continuing along the south line of said Leonard tract and the north line of said Interstate Highway 30;

THENCE South 50° 08' 32" West, 101.90 feet continuing along the south line of said Leonard tract and the north line of said Interstate Highway 30;

THENCE South 61° 09' 32" West, 861.25 feet continuing along the south line of said Leonard tract and the north line of said Interstate Highway 30 to the POINT OF BEGINNING;

ZC-05-194 Continued

THENCE South 61° 09' 32" West, 1034.05 feet continuing along the south line of said Leonard tract and the north line of said Interstate Highway 30 to the beginning of a curve to the right;

THENCE continuing along the south line of said Leonard tract and the north line of said Interstate Highway 30 and with said curve to the right, through a central angle of 23° 55' 16", having a radius of 2844.79 feet, the long chord of which bears South 73° 10' 32" West, 1179.10 feet, an arc distance of 1187.71 feet to the southwest corner of said Leonard tract and also being the southeast corner of that certain tract of land described by deed to Lee M. Bass, Trustee for the 820 Management Trust, as recorded in Volume 13824, Page 339, DRTCT;

THENCE North 07° 07' 58" West, 852.76 feet departing the northerly right-of-way line of said Interstate Highway 30 and along the west line of said Leonard tract and along the east line of said Bass tract;

THENCE North 25° 41' 40" East, 675.48 feet continuing along the west line of said Leonard tract and along the east line of said Bass tract;

THENCE South 60° 38' 53" East, 372.21 feet;

THENCE South 79° 21' 34" East, 572.34 feet;

THENCE South 86° 05' 15" East, 320.45 feet;

THENCE South 67° 18' 52" 637.16 feet;

THENCE South 41° 52' 57" East, 79.29 feet *to the POINT OF BEGINNING and containing 40.356 acres of land, more or less.*

Zoning Change:

Recommended From: *Unzoned*

To: *"A-5" One-Family Residential*

Tract 5: 239.91 Ac. +/-

BEING a tract of land situated in the C.K. Gleason Survey, Abstract No. 559, the J. Johnson Survey, Abstract No. 871, the J. Burleson Survey, Abstract No. 78, and the S. Pettit Survey, Abstract No. 1234, all of Tarrant County, Texas, and being a portion of that certain tract of land (North Tract) described by deed to Marvin Leonard, Trustee, as recorded in Volume 4495, Page 109, DRTCT, and being more particularly described by metes and bounds as follows:

ZC-05-194 Continued

COMMENCING at the southeast corner of said Leonard tract, being in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and also being at the southwest corner of that certain 24.76 acre tract of land described by deed to Julianne Attebury, Josephine Franzheim and Estella Johnson, as recorded in Volume 7440, Page 324, DRTCT;

THENCE North 00° 03' 32" East, 342.73 feet along the east line of said Leonard tract and the west line of said 24.76 acre tract to the POINT OF BEGINNING.

THENCE South 61° 08' 32" West, 607.76 feet departing the east line of said Leonard tract and the west line of said 24.76 acre tract;

THENCE North 28° 51' 30" West, 220.00 feet;

THENCE South 61° 08' 30" West, 602.84 feet;

THENCE South 16° 08' 37" West, 165.69 feet;

THENCE South 28° 51' 30" East, 1.00 foot;

THENCE South 61° 08' 30" West, 110.00 feet;

THENCE North 28° 51' 30" West, 42.72 feet;

THENCE South 61° 30' 19" West, 590.89 feet;

THENCE North 28° 29' 41" West, 110.00 feet;

THENCE South 61° 30' 19" West, 407.24 feet;

THENCE South 14° 40' 03" East, 248.28 feet;

THENCE South 61° 11' 32" West, 548.85 feet;

THENCE South 50° 08' 32" West, 101.99 feet;

THENCE South 61° 09' 32" West, 1027.23 feet;

THENCE North 67° 18' 52" West, 352.63 feet;

THENCE North 86° 05' 15" West, 320.45 feet;

THENCE North 79° 21' 34" West, 572.34 feet;

ZC-05-194 Continued

THENCE North 60° 38' 53" West, 372.21 feet to the west line of said Leonard tract and the east line of that certain tract of land described by deed to Lee M. Bass, Trustee for the 820 Management Trust as recorded in Volume 13824, Page 339 DRTCT;

THENCE North 25°41'40" East, 1058. 21 feet along the west line of said Leonard tract and the east line of said Bass tract;

THENCE North 00° 28' 03" East, 202.60 feet continuing along the west line of said Leonard tract and the east line of said Bass tract;

THENCE South 89° 31' 54" East, 460.15 feet departing the west line of said Leonard tract and the east line of said Bass tract;

THENCE North 00° 28' 02" East, 160.00 feet;

THENCE South 89° 31' 54" East, 160.00 feet;

THENCE North 00° 23' 24" East, 421.96 feet;

THENCE North 16° 12' 43" West, 277.29 feet;

THENCE North 00° 28' 04" East, 963.59 feet;

THENCE South 89° 39' 56" East, 120.00 feet;

THENCE North 00° 28' 04" East, 199.93 feet to the north line of said Leonard tract, being in Chapin Road (County Road No. 1029);

THENCE South 89° 41' 28" East, 1177.19 feet along the north line of said Leonard tract and being in Chapin Road;

THENCE South 00° 18' 32" West, 0.46 feet departing the north line of said Leonard tract, to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, through a central angle of 45° 48' 55", having a radius of 915.00 feet, the long chord of which bears South 66° 45' 28" East, 712.32 feet, an arc distance of 731.66 feet;

THENCE South 43° 51' 01" East, 150.84 feet to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 44° 49' 30", having a radius of 915.00 feet, the long chord of which bears South 66° 15' 46" East, 697.73 feet, an arc distance of 715.84 feet;

ZC-05-194 Continued

THENCE North 00° 18' 32" East, 10.85 feet returning to the north line of said Leonard tract and being in the aforementioned Chapin Road;

THENCE South 89° 58' 28" East, 1205.21 feet along the north line of said Leonard tract and along Chapin Road;

THENCE South 00° 24' 01" West, 207.30 feet;

THENCE South 89° 35' 59" East, 110.00 feet;

THENCE South 80° 52' 49" East, 50.58 feet;

THENCE South 89° 35' 59" East, 112.07 feet returning to the east line of said Leonard tract and the west line of the aforementioned 24.76 acre tract;

THENCE South 00° 03' 32" West, 711.62 feet along the east line of said Leonard tract and along the west line of the said 24.76 acre tract *to the POINT OF BEGINNING and containing 239.915 acres of land, more or less.*

Zoning Change:

Recommended From: *Unzoned*

To: *"R-1" Zero Lot Line/Cluster Residential*

Tract 6: 8.14 Ac. +/-

BEING a tract of land situated in the C.K. Gleason Survey, Abstract No. 559, and the S. Pettit Survey, Abstract No. 1234, Tarrant County, Texas, and being a portion of that certain tract of land (North Tract) described by deed to Marvin Leonard, Trustee, as recorded in Volume 4495, Page 109, DRTCT, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Leonard tract, being in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and also being at the southwest corner of that certain 24.76 acre tract of land described by deed to Julianne Attebury, Josephine Franzheim and Estella Johnson, as recorded in Volume 7440, Page 324, DRTCT;

THENCE South 61° 08' 32" West, 442.04 feet along the south line of said Leonard tract and the north line of said Interstate Highway 30;

ZC-05-194 Continued

THENCE North 28° 51' 30" West, 300.00 feet departing the south line of said Leonard tract and the north line of said Interstate Highway 30 to the POINT OF BEGINNING;

THENCE South 61° 08' 32" West, 1357.17 feet;

THENCE South 66° 49' 32" West, 200.87 feet;

THENCE South 61° 11' 32" West, 331.23 feet;

THENCE North 14° 40' 03" West, 248.28 feet;

THENCE North 61° 30' 19" East, 407.24 feet;

THENCE South 28° 29' 41" East, 110.00 feet;

THENCE North 61° 30' 19" East, 590.89 feet;

THENCE South 28° 51' 30" East, 42.72 feet;

THENCE North 61° 08' 30" East, 110.00 feet;

THENCE North 28° 51' 30" West, 1.00 foot;

THENCE North 16° 08' 37" East, 165.69 feet;

THENCE North 61° 08' 29" East, 602.84 feet;

THENCE South 28° 51' 30" East, 220.00 feet *to the POINT OF BEGINNING and containing 8.144 acres of land, more or less.*

Tract 7: 10.56 Ac. +/-

BEING a tract of land situated in the C.K. Gleason Survey, Abstract No. 559, Tarrant County, Texas, and being a portion of that certain tract of land (North Tract) described by deed to Marvin Leonard, Trustee, as recorded in Volume 4495, Page 109, DRTCT, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Leonard tract, being in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and also being at the southwest corner of that certain 24.76 acre tract of land described by deed to Julianne Attebury, Josephine Franzheim and Estella Johnson, as recorded in Volume 7440, Page 324, DRTCT;

ZC-05-194 Continued

THENCE North 00° 03' 32" East, 1271.10 feet along the east line of said Leonard tract and the west line of said 24.76 acre tract to the northeast corner of said Leonard tract, being in Chapin Road (County Road 1029);

THENCE North 89° 58' 28" West, 1476.00 feet along the north line of said Leonard tract and along Chapin Road to the POINT OF BEGINNING.

THENCE South 00° 18' 32" West, 10.85 feet to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, through a central angle of 44° 49' 30", having a radius of 915.00 feet, the long chord of which bears North 66° 15' 46" West, 697.73 feet, an arc distance of 715.84 feet;

THENCE North 43° 51' 01" West, 150.84 feet to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 45° 48' 55", having a radius of 915.00 feet, the long chord of which bears North 66° 45' 28" West, 712.32 feet, an arc distance of 731.66 feet, being in the aforementioned Chapin Road;

THENCE North 00° 18' 32" East, 0.46 feet returning to the north line of said Leonard tract and being in said Chapin Road;

THENCE South 89° 41' 28" East, 1401.31 feet along the north line of said Leonard tract and along Chapin Road;

THENCE South 00° 18' 32" West, 652.80 feet continuing along the north line of said Leonard tract and along Chapin Road *to the POINT OF BEGINNING and containing 10.564 acres of land, more or less.*

Tract 8: 10.56 Ac. +/-

BEING a tract of land situated in the C.K. Gleason Survey, Abstract No. 559, Tarrant County, Texas, and being a portion of that certain tract of land (North Tract) described by deed to Marvin Leonard, Trustee, as recorded in Volume 4495, Page 109, DRTCT, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Leonard tract, being in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and also being at the southwest corner of that certain 24.76 acre tract of land described by deed to Julianne Attebury, Josephine Franzheim and Estella Johnson, as recorded in Volume 7440, Page 324, DRTCT;

ZC-05-194 Continued

THENCE North 00° 03' 32" East, 1271.10 feet along the east line of said Leonard tract and the west line of said 24.76 acre tract to the northeast corner of said Leonard tract, being in Chapin Road (County Road No. 1029);

THENCE North 89° 58' 28" West, 1476.00 feet along the north line of said Leonard tract and along said Chapin Road;

THENCE North 00° 18' 32" East, 10.85 feet to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, through a central angle of 44° 49' 30", having a radius of 915.00 feet, the long chord of which bears North 66° 15' 46" West, 697.73 feet, an arc distance of 715.84 feet;

THENCE North 43° 51' 01" West, 150.84 feet to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 45° 48' 55", having a radius of 915.00 feet, the long chord of which bears North 66° 45' 28" West, 712.32 feet, an arc distance of 731.66 feet, being in the aforementioned Chapin Road;

THENCE North 00° 18' 32" East, 0.46 feet returning to the north line of said Leonard tract and being in said Chapin Road;

THENCE South 89° 41' 28" East, 1401.31 feet along the north line of said Leonard tract and along Chapin Road;

THENCE South 00° 18' 32" West, 652.80 feet continuing along the north line of said Leonard tract and along said Chapin Road *to the POINT OF BEGINNING and containing 10.564 acres of land, more or less.*

Tract 9: 26.19 Ac. +/-

BEING a tract of land situated in the C.K. Gleason Survey, Abstract No. 559, Tarrant County, Texas, and being a portion of that certain tract of land (North Tract) described by deed to Marvin Leonard, Trustee, as recorded in Volume 4495, Page 109, DRTCT, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Leonard tract, being in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and also being at the southwest corner of that certain 24.76 acre tract of land described by deed to Julianne Attebury, Josephine Franzheim and Estella Johnson, as recorded in Volume 7440, Page 324, DRTCT;

THENCE North 00° 03' 32" East, 1271.10 feet along the east line of said Leonard tract and the west line of said 24.76 acre tract to the northeast corner of said Leonard tract, being in Chapin Road (County Road No. 1029);

THENCE North 89° 58' 29" West, 1476.00 feet along the north line of said Leonard tract and along Chapin Road;

THENCE North 00° 18' 32" East, 652.80 feet continuing along the north line of said Leonard tract and along Chapin Road;

THENCE North 89° 41' 28" West, 2578.49 feet continuing along the north line of said Leonard tract and along said Chapin Road to the POINT OF BEGINNING;

THENCE South 00° 28' 04" West, 1919.93 feet departing the north line of said Leonard tract and said Chapin Road;

THENCE North 89° 39' 56" West, 120.00 feet;

THENCE South 00° 28' 04" West, 963.59 feet;

THENCE South 16° 12' 43" East, 277.29 feet;

THENCE South 00° 23' 24" West, 421.96 feet;

THENCE North 89° 31' 54" West, 160.00 feet;

THENCE South 00° 28' 02" West, 160.00 feet;

THENCE North 89° 31' 54" West, 460.15 feet to the west line of said Leonard tract and the east line of that certain tract of land described by deed to Lee M. Bass, Trustee for the 820 Management Trust as recorded in Volume 13824, Page 339, DRTCT;

THENCE North 00° 28' 03" East, 2009.55 feet along the west line of said Leonard tract and the east line of said Bass tract to the northwest corner of said Leonard tract, returning to Chapin Road;

THENCE South 89° 41' 28" East, 660.00 feet along the north line of said Leonard tract and along Chapin Road to the **POINT OF BEGINNING and containing 26.195 acres of land, more or less.**

ZC-05-194 Continued

Tract 10: 1.32 Ac. +/-

BEING a tract of land situated in the C.K. Gleason Survey, Abstract No. 559, Tarrant County, Texas, and being a portion of that certain tract of land (North Tract) described by deed to Marvin Leonard, Trustee, as recorded in Volume 4495, Page 109, DRTCT, and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said Leonard tract, being in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and also being at the southwest corner of that certain 24.76 acre tract of land described by deed to Julianne Attebury, Josephine Franzheim and Estella Johnson, as recorded in Volume 7440, Page 324, DRTCT;

THENCE North 00° 03' 32" East, 1054.35 feet along the east line of said Leonard tract and the west line of said 24.76 acre tract to the POINT OF BEGINNING.

THENCE North 89° 35' 59" West, 112.07 feet departing the east line of said Leonard tract and the west line of said 24.76 acre tract;

THENCE North 80° 52' 49" West, 50.58 feet;

THENCE North 89° 35' 59" West, 110.00 feet;

THENCE North 00° 24' 01" East, 207.30 feet to the north line of said Leonard tract and being in Chapin Road (County Road 1029);

THENCE South 89° 58' 28" East, 270.79 feet along the north line of said Leonard tract and along said Chapin Road to the northeast corner of said Leonard tract;

THENCE South 00° 03' 32" West, 216.75 feet along the east line of said Leonard tract and along the west line of the aforementioned 24.76 acre tract to the ***POINT OF BEGINNING and containing 1.321 acres of land, more or less.***

ZC-05-195 2101 Morning Glory Avenue

Zoning Change:

Recommended From: "B" Two-Family Residential

To: "B/HC" Two-Family Residential/Historic & Cultural Landmarks

Description: Lot 1, Block 4, West Oakhurst Addition.

That the proposed amendments and changes at this hearing will be considered in accordance with the provisions of Chapter 211 of the Texas Local Government Code.

BE IT FURTHER RESOLVED that this Resolution, when published in the official newspaper of the City of Fort Worth, which is a paper of general circulation, one (1) time, shall constitute a notice of hearing, which publication shall be made at least fifteen (15) days prior to such hearing, and all interested parties are urgently requested to be in the City Council Chambers at the Municipal Building at the time hereinabove set forth to make any protest or suggestion that may occur to them, and this hearing may continue from day to day until every interested party and citizen has had a full opportunity to be heard.

APPROVED AS TO FORM AND LEGALITY:


Assistant City Attorney

Adopted: 9-13-05